



# Farmside 1 Wandon Farm Cottages

Wooler, NE71 6EW

Offers Over £250,000

Located in a rural setting with superb open countryside views, this delightful end-terraced cottage is located approximately one mile from the village of Chatton and four miles from Wooler. Spanning an impressive 872 square feet, the cottage has been totally renovated and upgraded by the present owners, creating charming accommodation that is ready to walk into. The owners have been running the cottage a successful holiday let, however, it would make an ideal weekend retreat, or permanent residence.

Farmside is entered into a hall which gives access to a spacious lounge/dining area, with a large inglenook fireplace and views over the surrounding countryside. Door from the lounge into the kitchen with modern grey shaker units with integrated appliances. Also on the ground floor is a fully tiled shower room with a quality white three-piece suite. On the first floor are two generous bedrooms, the main bedroom is dual aspect and has the original stone fireplace. The property has full oil central heating and double glazing.

Patio at the side of the cottage taking advantage of the views and offering an ideal space for outside dining. There is also a paved garden at the rear and a shared garden at the front, along with parking.

This property presents an excellent opportunity to embrace the tranquil lifestyle that this charming area has to offer. With its appealing features and prime location, this end-terraced cottage is a must see for anyone looking to make a home in Northumberland. Contact our Wooler office to arrange a viewing.



## Entrance Hall

15'7 x 7'7 (4.75m x 2.31m)

Partially glazed entrance door giving access to the hall, which has a cloaks hanging area and stairs to the first floor landing with a built-in understairs cupboard housing the central heating boiler. Window at the front, a central heating radiator and two power points.

## Lounge/Dining Area

15'4 x 14'7 (4.67m x 4.45m)

A spacious reception room with a triple window at the front with countryside views and a large inglenook fireplace with a stone inset and slate hearth. Central heating radiator and nine power points.

## Kitchen

6'1 x 14'7 (1.85m x 4.45m )

Fitted with a superb range of grey shaker wall and floor units with wood effect worktop surfaces with a tiled splash back. One and a half bowl stainless steel sink and drainer below the window at the rear, there is also a partially glazed entrance door giving access to the rear garden. Plumbing for an automatic washing machine, an integrated fridge and freezer, a built-in oven, four ring ceramic hob with a cooker hood above. Heated towel rail and five power points.

## Shower Room

7'8 x 6'6 (2.34m x 1.98m)

A fully tiled shower room that is fitted with a quality white three piece suite including a corner shower cubicle, a circular wash hand basin with a mirror above and a toilet. Heated towel rail and a frosted window at the rear.

## First Floor Landing

2'9 x 9'5 (0.84m x 2.87m)

Window to the rear.

## Bedroom 1

15'6 x 12'5 (4.72m x 3.78m)

A spacious dual aspect bedroom with a wooden panelled wall behind the bed position. Window at the front and rear,

the original stone fireplace, a central heating radiator and six power points.

## Bedroom 2

12'5 x 9'3 (3.78m x 2.82m)

A good sized bedroom with a window at the rear. Attractive half wooden paneled walls, a central heating radiator and four power points.

## Garden

Paved garden at the rear and a patio at the side offering an ideal area to sit and enjoy the views.

## General Information

Full double glazing.

Full oil fired central heating.

All fitted floor coverings are included in the sale.

Services- Drainage into a septic tank, private water supply, mains electric.

Tenure-Freehold.

EPC - D

## Agency Information

OFFICE OPENING HOURS

Monday - Friday 9:00 - 17:00

Saturday 9:00 - 12:00

## FIXTURES & FITTINGS

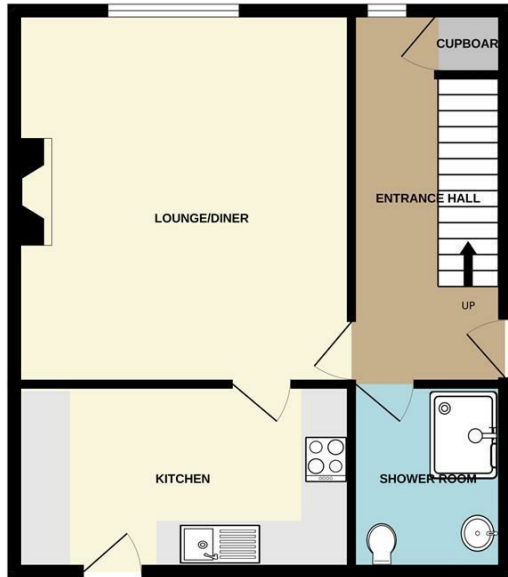
Items described in these particulars are included in sale, all other items are specifically excluded. All services, heating systems and their appliances are untested.

## VIEWING

Strictly by appointment with the selling agent and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.



GROUND FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 847 sq.ft. (78.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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